



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, July 8, 2026

9:00 AM

Room 3024 and TEAMS

This meeting will be held In-Person and remotely on Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

9:00 AM (IN PERSON) HESTER AVE SUBDIVISION - PRE-APPLICATION

[2026-0554](#)

Project Number: 26-80000070

Project Description: Proposed Subdivision for 27 single family lots on 9.50 acres in the PD zoning district located on the northwest side of Hester Ave, south of Ronald Reagan Blvd

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 23-20-30-300-010D-0000

BCC District: 2-Zembower

Applicant: Nicole Martin (407) 629-8330

Consultant: David A Stokes (407) 629-8330

Attachments: [APPLICATION](#)
[COMMENTS](#)

**9:20 AM (IN PERSON) CRAFT DISTILLERY AT E ECON CIR -
PRE-APPLICATION**[2026-0555](#)**Project Number:** 26-80000071**Project Description:** Proposed Rezone to amend the current PD to add alcoholic beverage establishment on 1.06 acres located on the east side of S Econ Cir, south of Econ River Pl**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 33-21-31-509-0000-0020**BCC District:** 1-Dallari**Applicant:** Donald Snyder (815) 382-0021**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (IN PERSON) JOURNEY CHURCH - SITE PLAN**[2026-0544](#)**Project Number:** 26-06000019**Project Description:** Proposed Site Plan for a church on 12.61 acres in the C-2 zoning district located on the northeast corner of US Hwy 17-92 and Fernwood Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 17-21-30-510-0000-0030**BCC District:** 4-Lockhart**Applicant:** Joseph Vasquez (689) 283-9798**Consultant:** William Zeh (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00 AM (TEAMS) INTERNATIONAL FOODS SOLUTION OFFICE - SITE
PLAN**[2026-0545](#)**Project Number:** 26-06000021**Project Description:** Proposed Site Plan for an office building on 0.88 acres in the PD zoning district on the west side of Elmhurst Cir, on the east side W SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 31-21-31-300-004A-0000**BCC District:** 1-Dallari**Applicant:** Chris Cho (714) 803-4100**Consultant:** Johnny Herbert (407) 376-1777**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20 AM (TEAMS) MARSDEN BUILDING - SITE PLAN[2026-0547](#)**Project Number:** 26-06000023**Project Description:** Proposed Site Plan for a retail and showroom building on 0.47 acres in the C-2 zoning district on the southeast corner of Wells Ave and Division St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 18-21-30-515-0B00-0060**BCC District:** 4-Lockhart**Applicant:** Dan Marsden**Consultant:** Johnny Herbert (407) 376-1777**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**HEATHROW SQUARE - SITE PLAN****[2026-0546](#)****Project Number:** 26-06000017**Project Description:** Proposed Site Plan for a retail building and improvements on 11.93 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-0060-0000**BCC District:** 5-Herr**Applicant:** Ryan Stahl (407) 628-0077**Consultant:** Brent Lenzen (407) 427-1610**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LYMAN RD - SITE PLAN****[2026-0548](#)****Project Number:** 26-06000025**Project Description:** Proposed Site Plan for offices and warehouse facility on 2.48 acres in the M-1 zoning district on the southeast side of Lyman Rd, west of Anchor Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 07-21-30-521-0000-0040+**BCC District:** 4-Lockhart**Applicant:** Bryan Potts (407) 982-9878**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN****[2026-0549](#)****Project Number:** 26-55200001**Project Description:** Proposed Final Engineering Plan for 22 single family residential lots on 9.37 acres in the PD zoning district on the south side of Hidden Woods Cv, east of Virginia Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 11-21-29-300-0040-0000**BCC District:** 3-Constantine**Applicant:** Maleia Smiferugo (407) 661-4710**Consultant:** Nick Peet (407) 605-5616**Attachments:** [APPLICATION](#)
[COMMENTS](#)

PARSONS SUBDIVISION - PSP[2026-0550](#)**Project Number:** 26-55100004**Project Description:** Proposed Preliminary Subdivision for 2 single family lots on 5.64 acres on the south side of E Chapman Rd, northwest of Onslow Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-300-003A-0000**BCC District:** 1-Dallari**Applicant:** Clifford & Maria Parsons (407) 925-8279**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SUMMERLAND SENIOR LIVING EXPANSION - PRE-APPLICATION**[2026-0551](#)**Project Number:** 26-80000067**Project Description:** Proposed Special Exception for an expansion of a senior living facility on 0.61 acres in the RC-1 zoning district located on the east side of Tuskawilla Rd, north of Lake Dr**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 13-21-30-502-0A00-0230**BCC District:** 2-Zembower**Applicant:** Erik Schlichenmaier (407) 314-1845**Consultant:** William Voll (407) 383-6361**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FGUA - PRE-APPLICATION**[2026-0552](#)**Project Number:** 26-80000068**Project Description:** Proposed Site Plan for a shipping container on 0.14 acres in the R-1 zoning district located on the south side of E 7th St, east of S CR 419**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CF-5700-0020**BCC District:** 1-Dallari**Applicant:** Charlotte Worsfold (727) 848-8292**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

NURSERY & LANDSCAPING - PRE-APPLICATION[2026-0553](#)**Project Number:** 26-80000069**Project Description:** Proposed Special Exception for a nursery and landscaping company on 1.99 acres in the A-1 zoning district located on the west side of Mellonville Ave, north of Palm Way**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 17-20-31-5AZ-0000-008C**BCC District:** 2-Zembower**Applicant:** Brandon Dees (407) 968-8235**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**VEHICLE DETAILING CONCEPT - PRE-APPLICATION**[2026-0556](#)**Project Number:** 26-80000072**Project Description:** Proposed Site Plan for an appointment only car detailing business on 0.08 acres in the C-1 zoning district located on the southwest corner of Southwest Rd and 18th St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-19-30-517-0100-0100**BCC District:** 5-Herr**Applicant:** Treyous Jarrells (407) 773-9551**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HEATHROW MULTIFAMILY - PRE-APPLICATION**[2026-0565](#)**Project Number:** 26-80000073**Project Description:** Proposed Site Plan for a 302 multifamily unit apartment complex for the live local act on 15.26 acres in the PD zoning district located on the east side of Bayvista Ln, north of Wilson Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-19-30-517-0000-0020**BCC District:** 5-Herr**Applicant:** Brent Lenzen (407) 898-1511**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

ANTOJITOS FOOD TRUCK - PRE-APPLICATION

[2026-0567](#)

Project Number: 26-80000075

Project Description: Proposed Site Plan for a permanent food truck at an existing gas station on 0.55 acres in the C-2 zoning district located on the northeast corner of SR 436 and Jewel Dr

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 17-21-29-501-0D00-019A

BCC District: 3-Constantine

Applicant: Deire Rodriguez (407) 353-8825

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)

WALMART STORAGE - PRE-APPLICATION

[2026-0568](#)

Project Number: 26-80000076

Project Description: Proposed Special Exception for an enclosed bale and pallet storage on 5.20 acres in the PD zoning district on the northeast corner of Red Bug Lake Rd and Dodd Rd

Project Manager: Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)

Parcel ID: 24-21-30-519-0000-0010

BCC District: 2-Zembower

Applicant: Desiree Govitz (479) 273-7780

Consultant: Bo Ebbrecht (479) 273-7780

Attachments: [APPLICATION](#)
[COMMENTS](#)